IN THE CITY OF MORENO VALLEY, CALIFORNIA

PRELIMINARY GRADING PLAN

SOUTH OF IRIS

SOUTHEAST CORNER OF IRIS AVENUE AND INDIAN STREET

COUNTY OF RIVERSIDE, CALIFORNIA

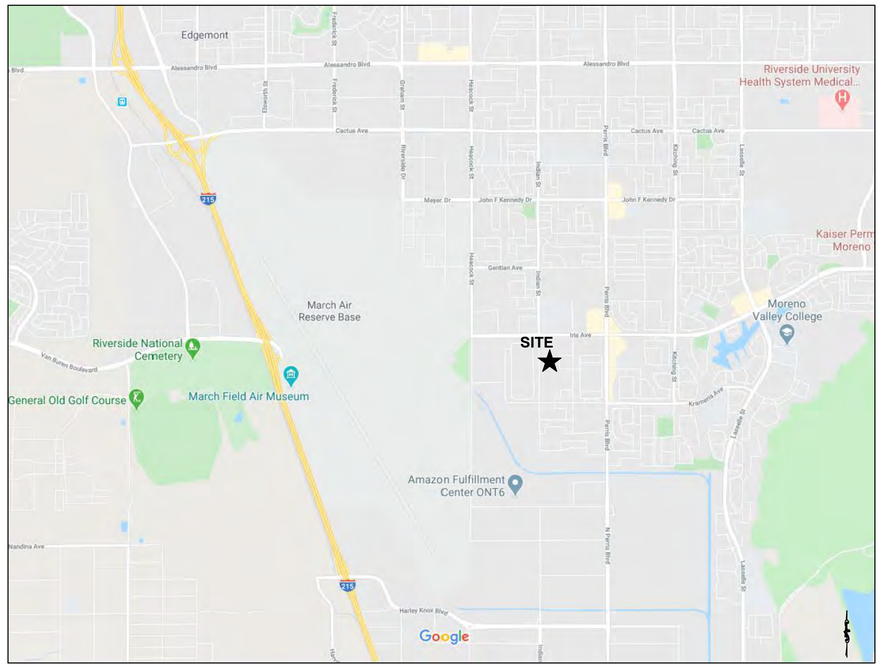
STANDARD GENERAL IMPROVEMENT NOTES:

1. HOURS OF OPERATION: 7:00 AM – 6:00 PM (MONDAY–FRIDAY); WEEKENDS BY PRIOR APPROVAL ONLY (8:00 AM – 4:00 PM), EXCLUDING HOLIDAYS. HOURS MAY BE SHORTENED BY THE CITY ENGINEER PER MUNICIPAL CODE 8.21.050(0).
2. NO WORK SHALL COMMENCE AND NO INSPECTIONS SHALL BE SCHEDULED UNTIL A PERMIT HAS BEEN ISSUED.
3. INSPECTION REQUESTS SHALL BE SUBMITTED TO LDINSPECTIONS@MOVAL.ORG AT LEAST 48 HOURS IN ADVANCE. ANY NIGHT AND/OR WEEKEND INSPECTION REQUESTS REQUIRE MINIMUM 72 HOURS ADVANCED NOTICE IN ORDER TO OBTAIN PLANNING DIVISIONS APPROVAL.
4. ALL WORK SHALL COMPLY WITH CURRENT CITY STANDARDS, APPLICABLE SECTIONS OF THE MUNICIPAL CODE AND/OR RESOLUTIONS ADOPTED BY THE CITY COUNCIL, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS OTHERWISE NOTED ON THE APPROVED PLANS OR AS APPROVED BY THE CITY ENGINEER.
5. ANY ALTERATION FROM THE APPROVED PLANS, EXCEPT MINOR ADJUSTMENTS IN THE FIELD TO MEET EXISTING CONDITIONS, SHALL BE SUBMITTED FOR REVIEW AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
6. AN "AS–BUILT" PLAN SHALL BE SUBMITTED BY THE ENGINEER OF RECORD AT THE COMPLETION OF WORK AND APPROVED BY THE CITY ENGINEER PRIOR TO OCCUPANCY RELEASE.
7. ADJACENT STREETS SHALL BE CLEANED DAILY OF ALL DIRT AND/OR DEBRIS.
8. DUST SHALL BE CONTROLLED BY WATERING OR AS APPROVED BY THE CITY ENGINEER.
9. SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE.
10. CITY APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE CONTRACTOR AND/OR DEVELOPER OF THEIR RESPONSIBILITY TO CORRECT ANY ERRORS AND/OR OMISSIONS DISCOVERED DURING CONSTRUCTION.
11. CITY INSPECTION OF THE WORK SHALL NOT RELIEVE THE CONTRACTOR AND/OR THE DEVELOPER OF THEIR RESPONSIBILITY TO PERFORM THE WORK IN COMPLIANCE WITH THE APPROVED PLANS.
12. CONCRETE GUTTERS, ALLEY APPROACHES, DRIVEWAYS AND OTHER CONCRETE ITEMS SUBJECT TO VEHICULAR TRAFFIC SHALL BARRICADED WITH NO VEHICULAR TRAFFIC PERMITTED FOR PERIOD NO LESS THAN SEVEN (7) DAYS FOLLOWING THE PLACEMENT OF SAID CONCRETE ITEMS(S). WHEN THE GENERAL PROVISIONS CALL FOR THE USE OF SAID CONCRETE ITEM(S) FOR VEHICULAR TRAFFIC EARLIER THAN THE SEVENTH DAY FOR CONVENIENCE OF OPERATION OR WHEN THE CONTRACTOR SO DESIRES, CONCRETE CONTAINING EIGHT SACKS OF CEMENT PER CUBIC YARD SHALL BE USED UNDER DIRECTION OF THE CITY ENGINEER TO ALLOW TRAFFIC AFTER 72 HOURS OF PLACEMENT OF CONCRETE.
13. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER.
14. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE APPLICABLE AGENCY OR COMPANY TO VERIFY THE LOCATION OF ANY IRRIGATION AND/OR UTILITY LINES, SHOWN OR NOT SHOWN ON THE APPROVED PLANS PRIOR TO EXCAVATING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY IRRIGATION AND/OR UTILITY STRUCTURE CAUSED BY THEIR OPERATIONS.
15. CONTRACTOR SHALL MAKE PROVISIONS FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
16. DECLARATION OF ENGINEER OF RECORD

BY SINGING THESE PLANS, I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES, AND THAT I ASSUME FULL RESPONSIBILITY FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN OF THESE PLANS. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE REVIEW OF THESE PLANS BY THE CITY OF MORENO VALLEY IS FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, STANDARDS, APPLICABLE POLICIES AND ORDINANCES. THE REVIEW IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCK REVIEW DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN AND IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRICTION; I SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISE THE PLANS FOR CITY ENGINEER APPROVAL.

AS THE ENGINEER OF RECORD (EOR), I AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF MORENO VALLEY. THE MORENO VALLEY HOUSING AUTHORITY, AND THE MORENO VALLEY COMMUNITY SERVICES DISTRICT (CSD), IT'S OFFICERS, OFFICIALS, EMPLOYEES, AGENTS AND VOLUNTEERS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY, WHICH MIGHT ARISE FORM THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE DEVELOPER THAT APPROVAL OF THESE PLANS DOES NOT RELIEVE THEM FORM THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL (ATTACHED HEREIN OR IN OTHER APPROVED PLANS).

I ALSO HEREBY DECLARE THAT I HAVE COMPARED THESE PLANS WITH ALL APPLICABLE ADA TITLE II AND TITLE 24 REQUIREMENTS FOR THIS PROJECT AND THESE PLANS ARE IN FULL COMPLIANCE.



VICINITY MAP

NOT TO SCALE

DEVELOPER/OWNER

SOUTH OF IRIS LLC
CONTACT: MICHAEL D. PATTON
41 CORPORATE PARK, STE. 250
IRVINE, CA 92606
T: (949) 852–0266
F: (949) 660–8906

ENGINEER

GreenbergFarrow
CONTACT: JASON PASCUAL
30 EXECUTIVE PARK, STE. 100
IRVINE, CA 92614
T: (404) 805–5238
F: (949) 296–0479

EARTHWORK:

CUT:	12,915 CU. YD.
FILL:	4,475 CU. YD.
TOTAL:	8,440 CU. YD. <CUT>

TOPOGRAPHY:

KELSOE & ASSOCIATES, INC.
CONTACT: BOB KELSOE
T: (909) 890–3730

DATED: 04/2020

SHEET INDEX

DESCRIPTON	SHEET NO.
COVER SHEET	1
PRELIMINARY GRADING	2
UTILITY PLAN	3
SECTIONS	4

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF IRIS AVENUE AS SHOWN BY MAP RECORDED IN BOOK 150, PAGE 77 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, SHOWN AS NORTH 89°51'01" EAST THEREON.

LEGAL DESCRIPTION:

BEING A SURVEY OF LOTS 2 & 7, IN BLOCK 2 OF RIVERSIDE ALFALFA ACRES PER MAP RECORDED IN BOOK 8, PAGE 21 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, LYING WITHIN THE NE 1/4 SEC. 30, T. 3 S., R. 3 W., S.B.B.M.

ACREAGE:

ONSITE:	9.33
OFFSITE:	0.77
GROSS NET:	10.1

UTILITY COMPANIES:

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES 48 HOURS PRIOR TO START OF CONSTRUCTION OR EXCAVATION.

BOX SPRINGS MUTUAL WATER COMPANY	(951) 653–6419
CHARTER SPECTRUM	(877) 906–9121
CROWN CASTLE	(855) 913–4237
EASTERN MUNICIPAL WATER DISTRICT	(951) 928–3777
EDGEMONT COMMUNITY SERVICES DISTRICT	(951) 784–2632
FRONTIER COMMUNICATION	(800) 921–8101
MORENO VALLEY SPECIAL DISTRICTS	(951) 413–3480
MORENO VALLEY UTILITY	(951) 413–3500
RIVERSIDE TRANSIT AGENCY	(951) 565–5000
SOUTHERN CA EDISON	(800) 655–4555
SOUTHERN CA GAS COMPANY	(800) 427–2200
TRAFFIC SIGNAL MAINTENANCE (CITY)	(951) 413–3140
UNDERGROUND SERVICE ALERT	(800) 422–4133
VERIZON WIRELESS	(800) 922–0204

SCHOOL DISTRICT:

VAL VERDE UNIFIED SCHOOL
(951) 940–6155

FEMA FLOOD ZONE DESIGNATION:

THE SIZE IS LOCATED IN AN UNSHADED ZONE X.

ASSESSOR'S PARCEL NUMBER (S):

316–030–002
316–030–018
316–030–019

ZONING INFORMATION:

R5 – SUBURBAN RESIDENTIAL

PARCEL MAP NUMBER(S):

PM NO. 9044: PM: 35/52 PARCEL 2
MB 8/21: PARCEL 7 BLOCK: 2

ABBREVIATIONS:

(P)	PROPOSED
(E)	EXISTING
(TYP.)	TYPICAL
AC	ASPHALT CONCRETE
AVE	AVENUE
BLDG	BUILDING
C&G	CURB AND GUTTER
CU. YD.	CUBIC YARD
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FS	FINISHED SURFACE
TC	TOP OF CURB
TG	TOP OF GRATE

PEN22-0156
LST22-0037

GreenbergFarrow
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Irvine, CA 92614
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PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

PROJECT MANAGER
J.PASCUAL
QUALITY CONTROL
J.PASCUAL
DRAWN BY
N.BRISENO

PROJECT NAME

PATTON
SOUTH OF IRIS

SOUTHEAST CORNER OF IRIS AVE & INDIAN ST MORENO VALLEY, CA

PROJECT NUMBER
20211142.0

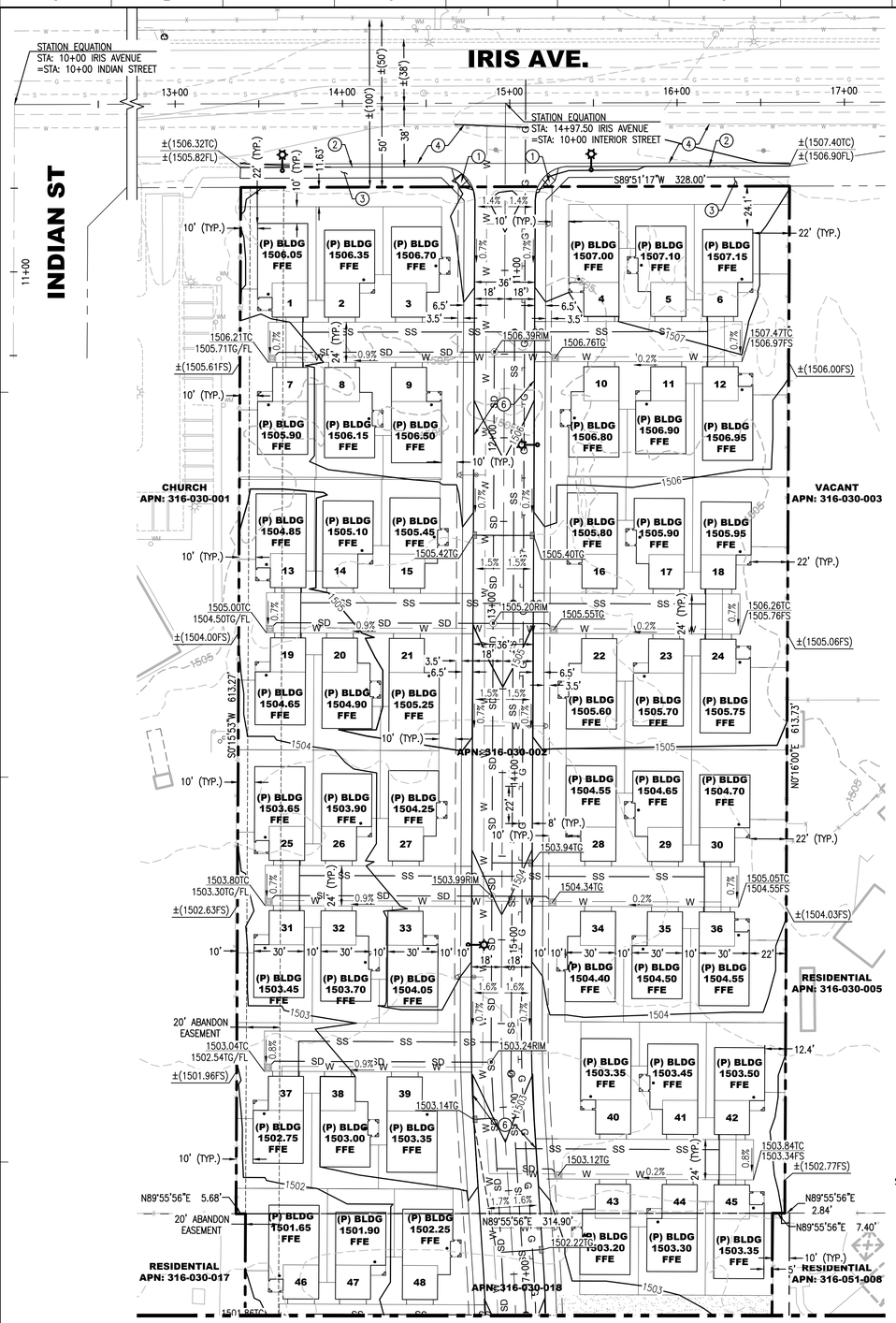
SHEET TITLE

COVER SHEET

SHEET NUMBER

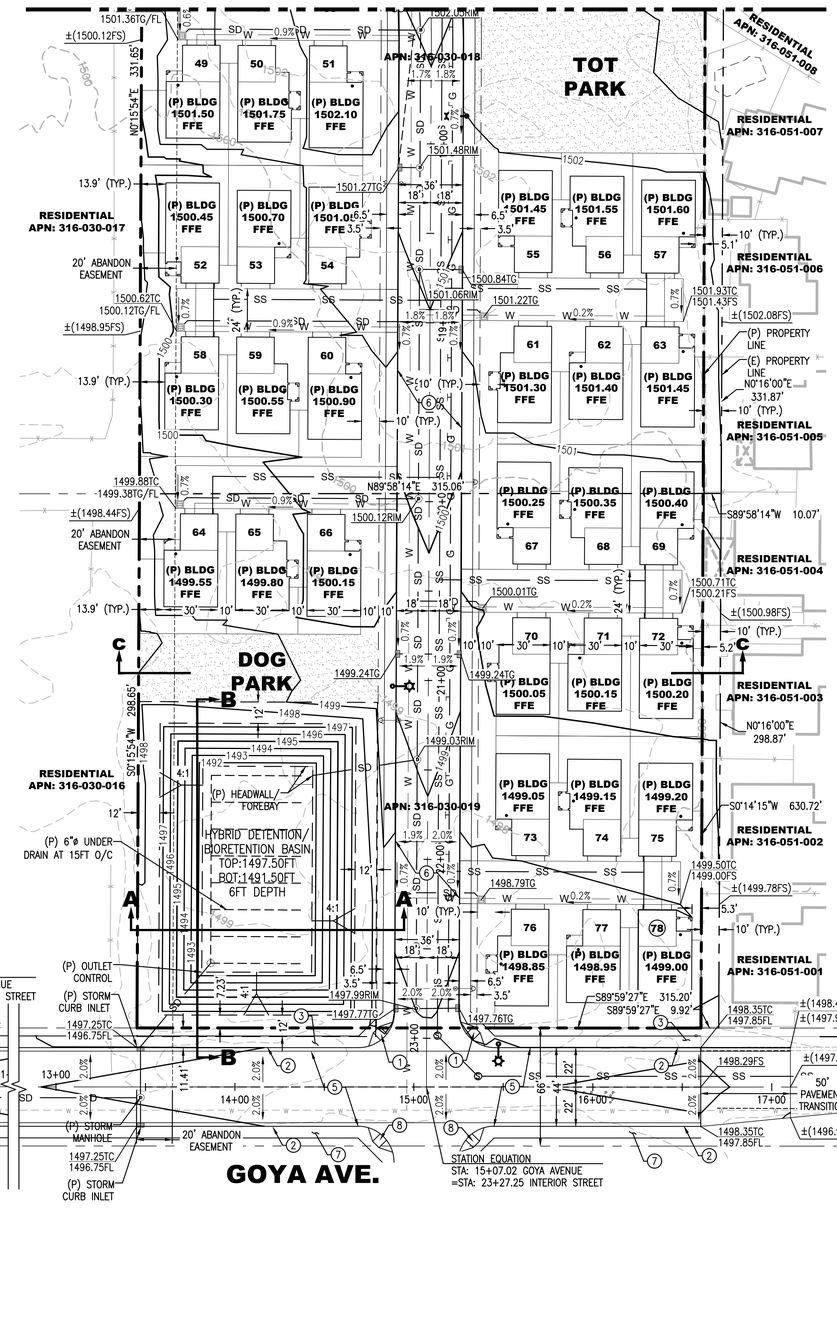
1 OF 4

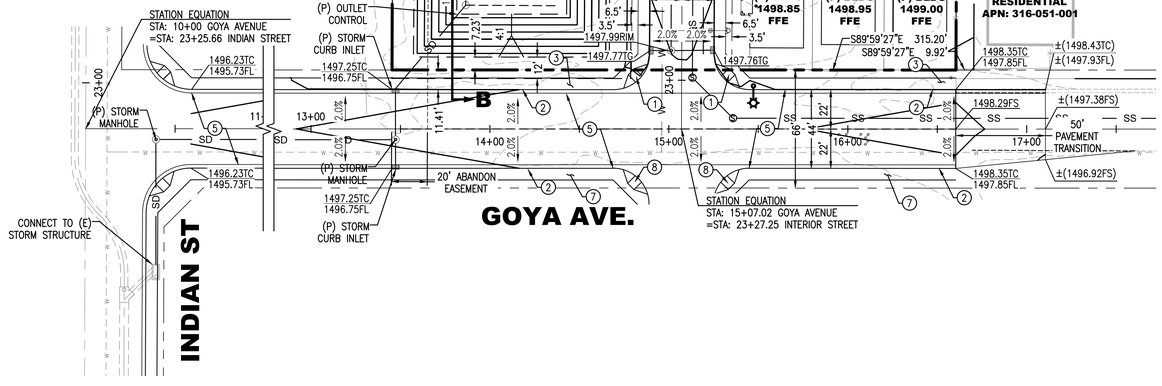
Revision Date: September 13, 2022



MATCHLINE
SEE TOP RIGHT

MATCHLINE
SEE BOTTOM LEFT





LEGEND

- (P) PROPERTY LINE
- (E) PROPERTY LINE
- (P) BUILDING
- (P) CURB & GUTTER
- (P) VALLEY GUTTER
- (P) PARKING STALL
- (P) EARTHEN SWALE
- (P) FENCE LINE
- (P) TOE
- (P) GRADE BREAK/RIDGE LINE
- (P) SETBACK
- (P) STORM DRAIN
- (P) FIRE/DOMESTIC WATER
- (P) SANITARY SEWER
- (P) STORM DRAIN MANHOLE
- (P) STORM DRAIN GRATE INLET STRUCTURES
- (P) RETENTION BASIN
- (P) LIGHT POLE
- (E) MONITORING WELLS

CONSTRUCTION NOTES

1. PROPOSED ACCESSIBLE RAMP PER CITY MVSI-114A-2
2. PROPOSED CURB AND GUTTER PER CITY MVSI-120A-0
3. PROPOSED SIDEWALK PER CITY MVSI-115A-0
4. PROPOSED PAVEMENT PER CITY MVSI-104A-1. STREET TYPICAL SECTION DETAIL ON SHEET 4
5. PROPOSED PAVEMENT PER CITY MVSI-106B-0. STREET TYPICAL SECTION DETAIL ON SHEET 4
6. PROPOSED PAVEMENT PER CITY MVSI-107A-0. STREET TYPICAL SECTION DETAIL ON SHEET 4
7. PROPOSED SIDEWALK PER SOUTH OF GOYA IMPROVEMENTS
8. PROPOSED ACCESSIBLE RAMP PER SOUTH OF GOYA IMPROVEMENTS

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

PEN22-0156
LST22-0037

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20211142.0

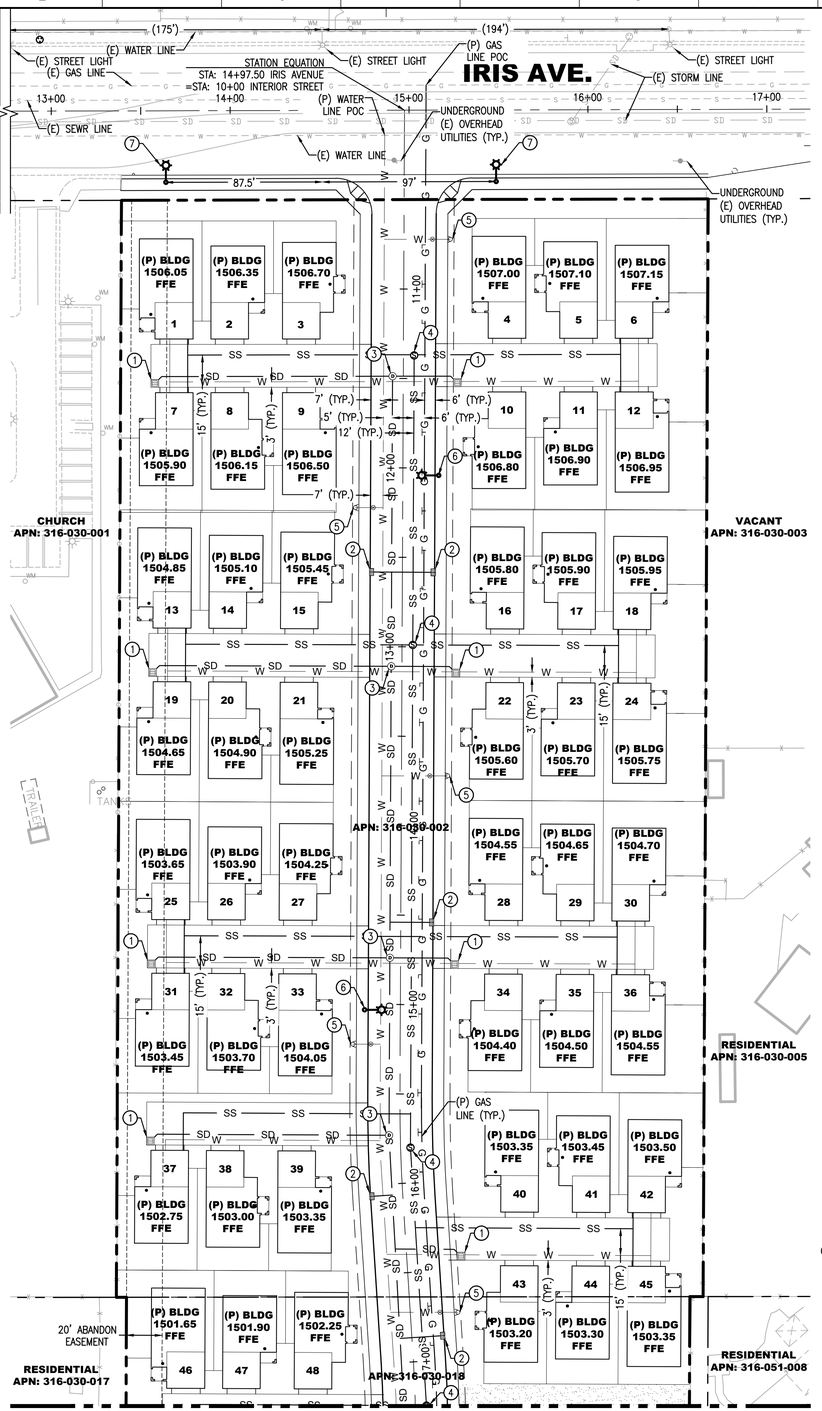
SHEET TITLE

PRELIMINARY GRADING

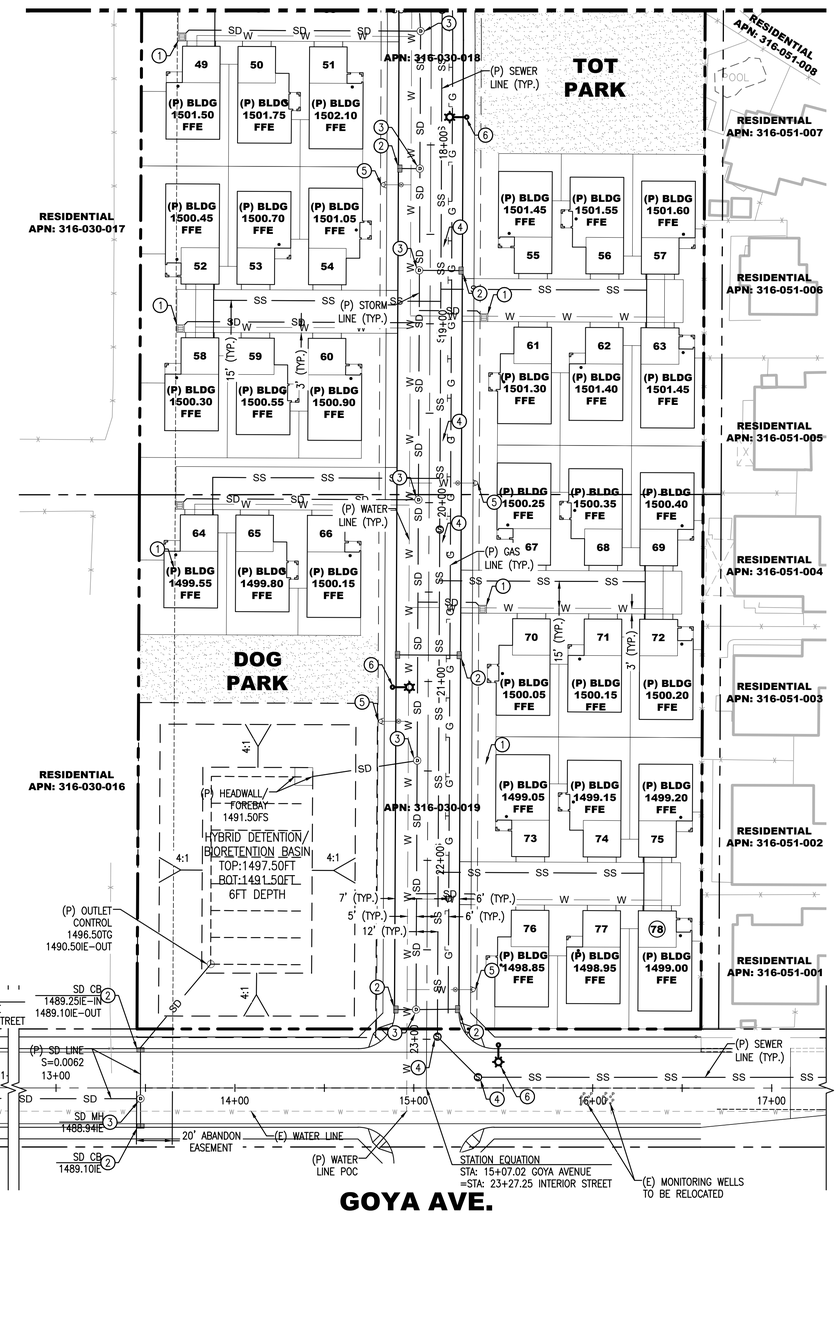
SHEET NUMBER

2 OF 4

Revision Date: November 21, 2022



MATCHLINE
SEE TOP RIGHT



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- (P) STORM DRAIN GRATE INLET STRUCTURES
- (P) RETENTION BASIN
- (P) LIGHT POLE
- (E) MONITORING WELLS

CONSTRUCTION NOTES

1. PROPOSED STORM DRAIN INLET
2. PROPOSED CATCH BASIN PER CITY MVFE-300A-0
3. PROPOSED STORM MANHOLE PER CITY MVFE-320A-0
4. PROPOSED SEWER MANHOLE PER EMWD SB-61
5. PROPOSED FIRE HYDRANT PER EMWD B-362
6. PROPOSED STREET LIGHTING PER MVLT-400A-2
7. PROPOSED STREET LIGHTING PER MVLT-400C-0

NOTE TO CONTRACTOR

MORENO VALLEY UTILITY WILL PROVIDE ELECTRICAL SERVICE TO THE PROJECT. CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PRIOR TO START OF CONSTRUCTION. A 4" CONDUIT WILL BE PROVIDED APPROXIMATELY FROM THE EXISTING MANHOLE M678 N/S OF IRIS 350' EAST OF INDIAN STREET.

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

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LST22-0037

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DRAWN BY
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PROJECT NAME

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SOUTH OF IRIS

SOUTHEAST CORNER OF IRIS AVE & INDIAN ST MORENO VALLEY, CA

PROJECT NUMBER
20211142.0

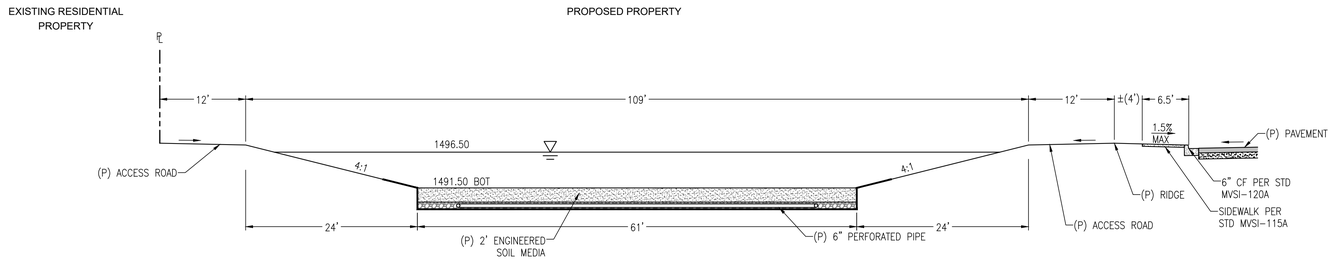
SHEET TITLE

PRELIMINARY UTILITY

SHEET NUMBER

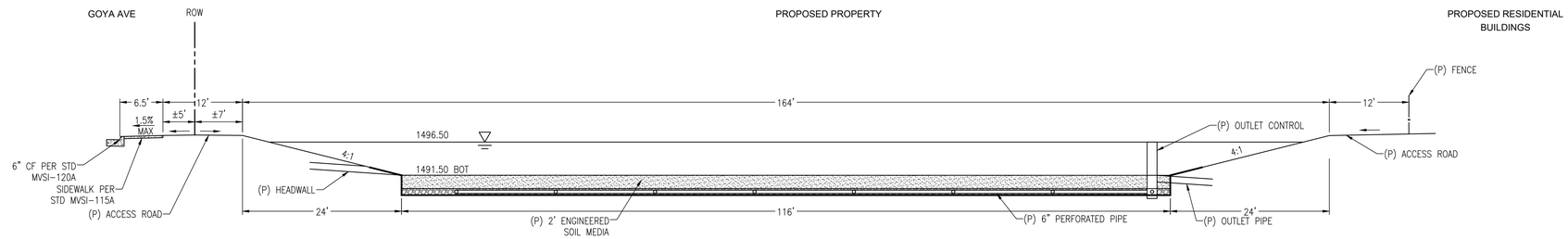
3 OF 4

Revision Date: November 22, 2022



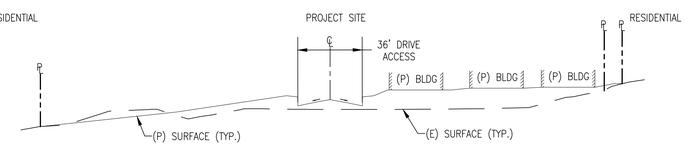
HYBRID DETENTION / BIORETENTION BASIN SECTION A-A

NOT TO SCALE



HYBRID DETENTION / BIORETENTION BASIN SECTION B-B

NOT TO SCALE



SECTION C-C

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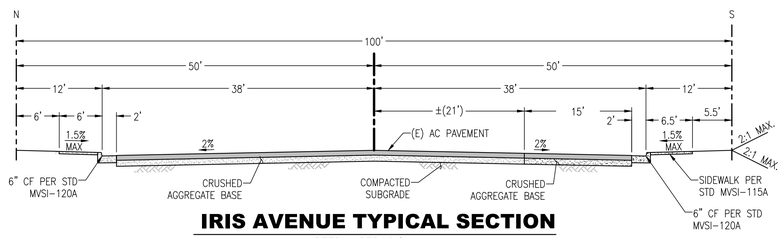
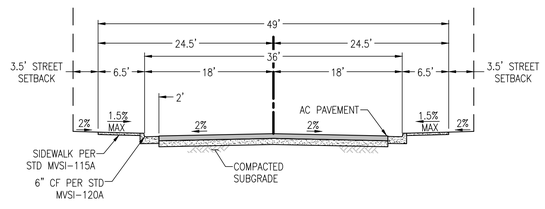


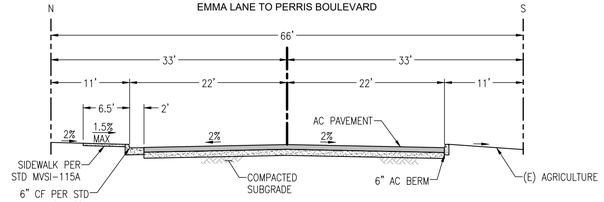
IRIS AVENUE TYPICAL SECTION

ARTERIAL PER MVSI-104A-1
EMMA LANE TO PERRIS BOULEVARD



INTERIOR STREET TYPICAL SECTION

LOCAL STREET PER MVSI-107A-0
IRIS AVENUE TO GOYA AVENUE



GOYA AVENUE TYPICAL SECTION

COLLECTOR PER MVSI-106B-0
EMMA LANE TO INDIAN STREET

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PROJECT NAME

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SOUTHEAST CORNER OF IRIS AVE & INDIAN ST MORENO VALLEY, CA

PROJECT NUMBER
20211142.0

SHEET TITLE

SECTIONS SHEET

SHEET NUMBER

4 OF 4

Revision Date: November 22, 2022